

LOT 49
IN OR 1847/1343
OCEAN CAY PB 6/166

ARIZZI JOSEPH W & LYNN M
417 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0049-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	23 REINF CONC 30
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

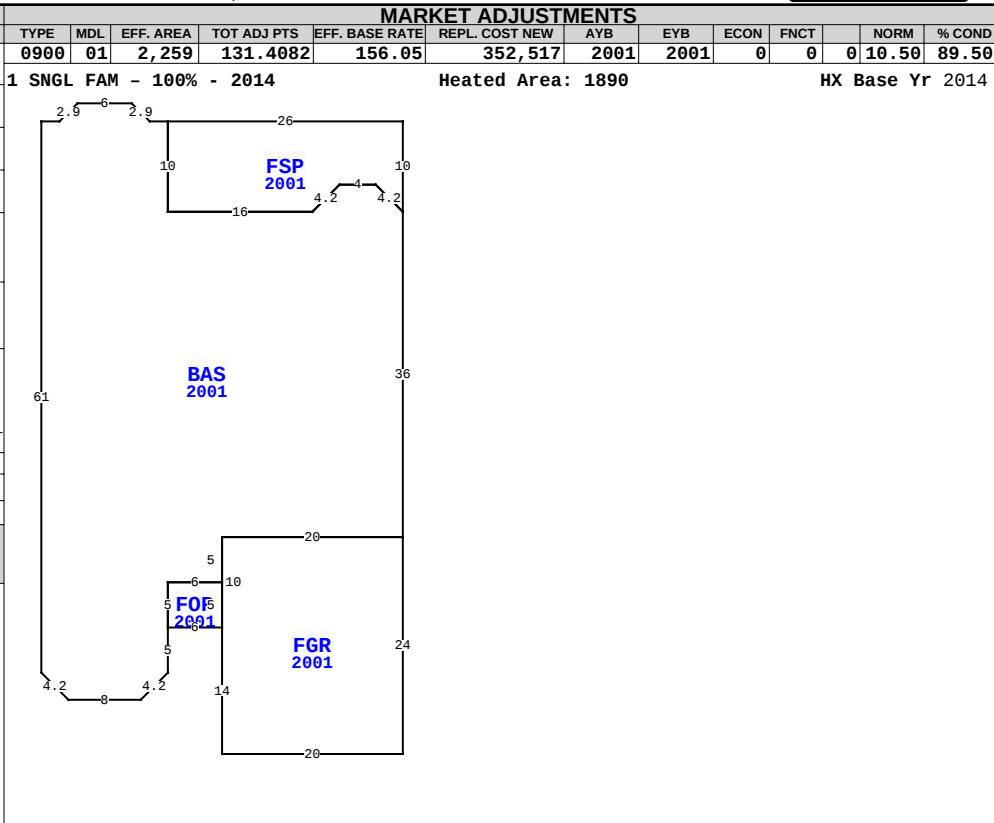
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	263,967
FGR	480	55	264	36,871
FOP	30	30	9	1,257
FSP	239	40	96	13,408

TOTALS	2,639	2,259	315,503
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00
3	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	1,628.00	SF	6.50
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
6	0810	CONCRETE A	0	100	29	6	174.00	SF	6.50
7	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
8	1242	WD DECK A	0	100	6	4	24.00	SF	10.00
9	0462	ST/AL FNC	0	100	125	4	500.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00



417 PORTSIDE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	82	210	
3	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	6.50	100	2001	2001	3	82	533	
4	0810	CONCRETE A	0	100	0	0	1,628.00	SF	6.50	6.50	100	2001	2001	3	82	8,677	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	0810	CONCRETE A	0	100	29	6	174.00	SF	6.50	6.50	100	2001	2001	3	82	927	
7	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48	
8	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2001	2001	3	20	48	
9	0462	ST/AL FNC	0	100	125	4	500.00	SF	10.00	10.00	100	2003	2003	3	36	1,800	

TOTAL OB/XF															15,301	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
03	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 2	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										315,503	
TOTAL LAND VALUE - MARKET										185,000	
TOTAL MARKET VALUE										515,804	
SOH/AGL Deduction										215,404	
ASSESSED VALUE										300,400	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										250,400	
TOTAL JUST VALUE										515,804	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										518,072	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121972	SOLAR HOT WATER S	4,100	09/25/2012
20100935	ELEC OTHER	1,500	06/07/2010
20100924	XFOB	20,000	06/04/2010
20010092	NEW CONSTR	254,657	01/23/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1847/1343	3/27/2013	WD	Q	I	02	330,000	
GRANTOR:MARGILETH ANDREW M &							
GRANTEE:ARIZZI JOSEPH W & L							
1050/1963	4/19/2002	QC	U	I	18	100	
GRANTOR:MARGILETH ANDREW M &							
GRANTEE:MARGILETH ANDREW M							

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2001] W26 BAS=[YR=2001] W2 U2 L2 W6 L2 D2 W2 S61 D3 R3 E8 U3 R3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 \$ N5 W6 S5 \$ N5 E6N5 E20 N36 L3 U3 W4 D3 L3 W16 N10\$ S10 E16 U3 R3 E4 R3 D3 N10 \$.									